

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM

Property ID: R49840 ✓

100/161

Property Information

property address: 1803 S TEXAS AVE
legal description: WOODLAND HEIGHTS #1, BLOCK A, LOT 1, (ALSO SEE IMP ONLY ACCT R49841)
owner name/address: MAHONEY, BEN T (TOM)
PO BOX 3156
BRYAN, TX 77805-3156
full business name: Fat Burger / Carboys of Bryan
land use category: Comm - Ret. type of business: restaurant
current zoning: C3 occupancy status: occup
lot area (square feet): 41940 frontage along Texas Avenue (feet): 200
lot depth (feet): 200 sq. footage of building: 1268
property conforms to: ☒ min. lot area standards ☒ min. lot depth standards ☒ min. lot width standards

Improvements

of buildings: 3 building height (feet): 20/20/15 # of stories: 1/1/1
type of buildings (specify): brick / brick / metal
building/site condition: 5
buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify) _____
approximate construction date: 1993 accessible to the public: ☒ yes ☐ no
possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no
other improvements: ☒ yes ☐ no (specify) pipe fencing, wood deck
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no ☐ dilapidated ☐ abandoned ☒ in-use
of signs: 2 type/material of sign: 1 - electric, metal, metal post, outside patio
overall condition (specify): _____
removal of any dilapidated signs suggested? ☐ yes ☒ no (specify) _____

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☐ yes ☒ no # of available off-street spaces: ?
lot type: ☒ asphalt ☐ concrete ☐ other _____
space sizes: _____ sufficient off-street parking for existing land use: ☐ yes ☒ no unknown
overall condition: below Avg
end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue

how many: 2 curb types: ☒ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no

if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☒ no meet opposite separation requirements: ☐ yes ☒ no

Landscaping

☐ yes ☒ no (if none is present) is there room for landscaping on the property? ☒ yes ☐ no

comments: _____

Outside Storage

☒ yes ☐ no (specify) trailer
(Type of merchandise/material/equipment stored)

dumpsters present: ☒ yes ☐ no are dumpsters enclosed: ☐ yes ☒ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one)

residential use

residential zoning district

is the property developable when required buffers are observed? ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:

2 businesses on same parcel see map acct #1249840

